

Texas Workforce Commission

A Member of Texas Workforce Solutions

Tom Pauken, Chairman

Ronald G. Congleton
Commissioner Representing
Labor

Andres Alcantar
Commissioner Representing
the Public

Larry E. Temple
Executive Director

August 4, 2011

Mr. Franz Rad
c/o Mr. Barry Comiskey
Westar Commercial Property Management
P.O. Box 6888
Lubbock, Texas 79493

Dear Mr. Comiskey:

This will confirm our agreement to renew our lease on the following described property located in the City of Lubbock, County of Lubbock, State of Texas:

Approximately 2,512 square feet of office floor space located on the ground floor of a masonry-commercial building on the northwest corner of Lot 32 of Nor Don Addition to the City of Lubbock, Texas identified locally as 4611 - 50th Street.

This is the same property described in the Lease Contract between H. A. Sessions, Lessor, and the Texas Workforce Commission, Lessee, effective February 6, 1997. An Assignment of Lease and Assumption Agreement between H. A. Sessions, Assignor, and the C.O.W. Investments, LLC, Assignee, was executed on June 1, 1999, and a subsequent Assignment of Lease and Assumption Agreement between C.O.W. Investments, LLC, Assignor, and Franz Rad, Assignee, was executed on January 31, 2008, which were subsequently renewed and amended effective April 9, 1998, January 18, 2000, January 29, 2001, January 29, 2003, January 24, 2005, January 24, 2008, and February 4, 2010.

This lease renewal will be in effect from September 1, 2011, to and including August 31, 2014. The monthly rent will be as follows:

Rent from September 1, 2011, to and including August 31, 2012, Two Thousand Five Hundred Fifty-Three Dollars and Fourteen Cents (\$2,553.14).

Rent from September 1, 2012 to August 31, 2013 will be Two Thousand Six Hundred Twenty-Nine Dollars and Seventy-Three Cents (\$2,629.73).

Rent from September 1, 2013 to August 31, 2014 will be Two Thousand Seven Hundred Eight Dollars and Sixty-Three Cents (\$2,708.63).

As a condition of this renewal, Lessor agrees, at Lessor's expense, to replace existing carpeting with commercial grade/low nap carpeting throughout the leased space, paint walls and trim throughout the leased space, and replace tile flooring in kitchenette and restroom.

The terms of this renewal will be the same as those terms and conditions contained in the original lease and subsequent renewals and amendments on these premises.

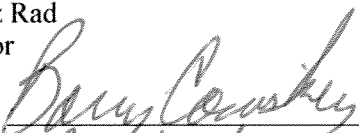
Having signed, and having notarized, two originals of this document will indicate your acknowledgment and acceptance of this lease renewal.

Sincerely,


Cindy Silberman, Director
Business Operations

Accepted:

Franz Rad
Lessor

By: 

Title: Asset Mgr

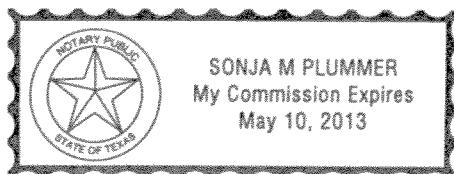
Date: 8-11-11


THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared CINDY SILBERMAN, DIRECTOR OF BUSINESS OPERATIONS, of the TEXAS WORKFORCE COMMISSION, known to me to be the person and official whose name is subscribed to the foregoing instrument, and acknowledged to me that she had executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 4th day of August, 2011.

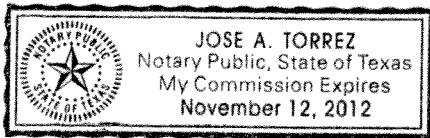


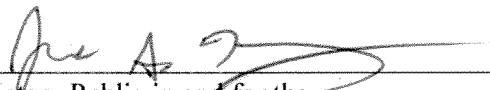

Notary Public in and for the
State of Texas

THE STATE OF TEXAS §
COUNTY OF Lubbock §

BEFORE ME, a Notary Public in and for the State of Texas, on this day personally appeared BARRY COMISKEY, ASSET MANAGER, known to me to be the person and official whose name is subscribed to the foregoing instrument, and acknowledged to me that he had executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 11th day of August, 2011.





Notary Public in and for the
State of Texas